

ORDINANCE C-95-02

AN ORDINANCE FOR THE REZONING OF 22.917 ACRES
LOCATED AT 2552 DEMOREST ROAD FROM SF-1 TO R-2

WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on September 24, 2002; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to R-2:

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey Number 1388, being a part of that 52.95 acre tract (Parcel 2 - Tract 1) and part of that 11.90 acre tract (Parcel 2 - Tract 2) conveyed to Don H. Weygandt, Eileen V. Weygandt and Thelma M. Doering by deed of record in Deed Book 3295, Page 357, Recorder's Office, Franklin County, Ohio, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

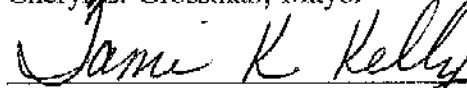
Passed: 3-17-03
Effective: 4-19-03

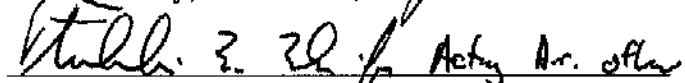
Attest:

I Certify that this ordinance
is correct as to form.


Maria C. Klemack, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council


Thomas Clark, Director of Law

C-95-02
**DESCRIPTION OF 22.917 ACRE TRACT
FOR ZONING PURPOSES
WEYGANDT TRACT
GROVE CITY, FRANKLIN COUNTY, OHIO**

Situate in the State of Ohio, County of Franklin, City of Grove City, lying Virginia Military Survey Number 1388, and being part of that 52.95 acre tract (Parcel 2 - Tract 1) and part of that 11.90 acre tract (Parcel 2 - Tract 2) as conveyed to Don H. Weygandt, Eileen V. Weygandt and Thelma M. Doering by deed of record in Deed Book 3295, Page 357, of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Begin, for Reference, at the centerline intersection of Demorest Road (County Road 25 - 60 feet-wide) and Big Run South Road (County Road 258 - 60 feet-wide);

Thence North $25^{\circ}55'19''$ West, a distance of 44.39 feet, along the centerline of said Demorest Road, to a point;

Thence North $64^{\circ}04'41''$ East, a distance of 30.00 feet, leaving the centerline of said Demorest Road, to a point in the easterly right-of-way line of said Demorest Road, said point also being at the **Point of True Beginning**;

Thence the following four (4) courses and distances over and across said 52.95 acre tract and along the easterly right-of-way line of said Demorest Road:

1. North $25^{\circ}55'19''$ West, a distance of 152.32 feet, to a point;
2. Along a curve to the right having a central angle of $21^{\circ}31'56''$, a radius of 1402.69 feet, an arc length of 527.14 feet, a chord which bears North $15^{\circ}09'21''$ West, a chord distance of 524.05 feet, to a point;
3. North $04^{\circ}23'23''$ West, a distance of 506.82 feet, to a point;
4. Along a curve to the right having a central angle of $01^{\circ}46'49''$, a radius of 173.71 feet, an arc length of North $03^{\circ}29'58''$ West, a chord distance of 173.70 feet, to a point in the line common to said 52.95 acre tract and that 0.538 acre tract conveyed to Danny W. Curry and Amy L. Curry by deed of record in Official Record 15888 I03;

Thence North $90^{\circ}00'00''$ East, a distance of 1144.43 feet, along the line common to said 52.95 acre tract, said 11.90 acre tract and that 7.810 acre tract conveyed to Glen A. Reiser and Sherri L. Reiser by deed of record in Official Record 15415 C14, to a point at the common corner of said 11.90 acre tract and that 1.00 acre tract conveyed to John F. Love by deed of record in Instrument Number 200201180016651;

Thence South $01^{\circ}02'53''$ East, a distance of 431.05 feet, along the line common to said 11.90 acre tract and said 1.00 acre tract, to a point in the northerly right-of-way line of said Big Run South Road;

Thence the following three (3) courses and distances along the northerly right-of-way line of said Big Run South Road:

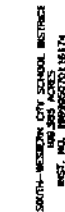
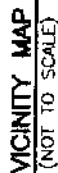
1. South 49°52'53" West, a distance of 376.08 feet, to a point;
2. Along a curve to the left having a central angle of 07°39'00", a radius of 1939.80 feet, an arc length of 259.00 feet, a chord which bears South 46°03'23" West, a chord distance of 258.81 feet, to a point;
3. South 42°13'53" West, a distance of 632.89 feet, to the **Point of True Beginning**, and containing 22.917 acres, more or less.

This description was prepared from record information obtained from the Recorder's Office, Franklin County and intended for zoning purposes only.

The bearings as given in the above description are based on the bearing of North 90°00'00" East, for the northerly line of said 52.95 acre tract, of record in Deed Book 3295, Page 357, of record in the Recorder's Office, Franklin County, Ohio.

R.D. ZANDE & ASSOCIATES, INC.

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(D)	LARRY A. BAIS BOBBIE A. BAIS D.R.#. 2,598 ACRES O.R. 5959 610
(E)	WENDELL PAUL TAYLOR SUE ANN TAYLOR D.R.#. 2,704, P.O. 143 D.B.#. 3704, P.O. 143
(F)	JAMES R. SWELLING AMORENE SWELLING D.B.#. 1816, P.O. 311
(G)	DONALD W. MACGILL DOROTHY MACGILL D.R.#. 3,798 INST. NO. 2001122703154
(H)	CORCORAN B. CHAMPAONE MARY E. CHAMPAONE 1,004 ACRES AND 1,101 ACRES O.R. 15463 AUB
(I)	JAMES J. MARSH III MARSH MARSH INST. NO. 198908100201540
(J)	GARLAND J. METCHAMET J. J. METCHAMET O.R. 62,561 A01
(K)	NOL SCHNEIDER JOHN SCHNEIDER O.R. 26,564 619 D.B.#. 2654 619
(L)	JOHN F. LINDS LINDS LINDS 1,000 ACRES - PARCEL 1 1,000 ACRES - PARCEL 2 INST. NO. 200208100200551
(M)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(N)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(O)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(P)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(Q)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(R)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(S)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(T)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(U)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(V)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(W)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(X)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(Y)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551
(Z)	JOHN TUCKER AND JOHN TUCKER 1,122 ACRES - PARCEL 1 0,352 ACRES - PARCEL 2 INST. NO. 200208100200551

C-95-022
EXHIBIT OF
32.444 ACRES AND 24.780 ACRES
LYING IN

VIRGINIA MILITARY SURVEY NO. 1388
PARTLY IN THE CITY OF COLUMBUS
PARTLY IN THE CITY OF GROVE CITY
COUNTY OF FRANKLIN, STATE OF OHIO



SCALE IN FEET

SCALE: 1 INCH = 300 FEET

PREPARED BY:
R.D.Zande
& Associates

1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

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GENERAL NOTES:

2. THE ACREAGES SHOWN ON THIS EXHIBIT IS APPROXIMATE AND IS SUBJECT CHANGE UPON COMPLETION OF A BOUNDARY SURVEY. THE DEED OF RECORD DOES NOT MATHEMATICALLY CLOSE.

BASIS OF HEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N XX°XX'XX" W FOR THE CENTERLINE OF DEMOREST ROAD AS ESTABLISHED BY A NETWORK OF GPS OBSERVATIONS PERFORMED IN MARCH, 2002.